

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Comprehensive Plan Conformance #02004 **Date:** July 26, 2002
Amendment to Lincoln Center Redevelopment Plan for Lincoln Mall
Redevelopment Project

PROPOSAL: A request to review a proposed amendment to the Lincoln Center Redevelopment Plan for a determination of conformity with the *Lincoln and Lancaster County 2025 Comprehensive Plan*.

CONCLUSION: The proposed amendment is in conformance with the Comprehensive Plan.

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| <u>RECOMMENDATION:</u> Find that this request is in conformance with the Comprehensive Plan. |
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GENERAL INFORMATION:

LOCATION: Lincoln Mall between S. 10th St. and S. 14th St. and part or all of adjacent city blocks.

APPLICANT: Marc Wullschleger, Director
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

CONTACT: Dallas McGee
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508
(402) 441-7857

EXISTING ZONING: O-1 (Office District), B-4 (Lincoln Center Business District), and R-8 (Residential District), with the Capitol Environs District overlay

EXISTING LAND USE: Offices, parking lots, residences, retail (convenience store/gas station)

ASSOCIATED APPLICATIONS: None

HISTORY: The Lincoln Center Redevelopment Plan was first adopted in 1975 and has had more than 20 revisions for specific projects since its major update in 1985. Major benchmarks have been the 1993 revisions to approve parking structures, the Burnham Yates Conference Center, a childcare center, and the O Street Skywalk, utilizing proceeds from a

bond issue of 1985. These smaller, incremental projects followed concepts summarized in the “Downtown Master Plan” of 1989. That plan revised the large retail mall proposed in the major update of 1985.

The Capitol Environs District was amended in 1994 to adopt design standards and a design review process for public and private improvements in the District, at the direction of the State of Nebraska. The Capitol Environs Commission was created as a city-state commission in 1988. City Council first approved the Capitol Environs District in 1980 at the direction of the State of Nebraska, creating height limits for buildings in the vicinity of the Capitol.

ANALYSIS:

1. This is a request to review a proposed amendment to the Lincoln Center Redevelopment Plan for a determination of conformity with the Comprehensive Plan.
2. The amendment covers an area generally extending along Lincoln Mall from S. 10th Street to S. 14th Street and including all or part of the city blocks adjacent to Lincoln Mall. The boundaries of the project are set forth more specifically on the attached map.
3. The amendment would establish the Lincoln Mall Project Area and would include public streetscape and infrastructure improvements throughout the project area.
4. The Lincoln Center Redevelopment Plan was first developed in 1975 to encourage retail revitalization and has been amended many times since. A major update was adopted in 1985 recommending a large retail mall and a \$12,000,000 bond issue was approved by voters at that time. Emphasis shifted to smaller, incremental redevelopment efforts, as summarized in “Downtown Master Plan” of 1989. A series of initiatives was approved in 1993 utilizing the 1985 bonds including parking structures, the Burnham Yates Conference Center, a childcare center, and O St. Skywalk.
5. The Lincoln Mall Project would generate Tax Increment Financing from private development in the project area to pay for public infrastructure and improvements such as new curbing, sidewalks, transit shelters, streetlights, street furniture, plantings, and irrigation equipment.
6. The *Lincoln and Lancaster County 2025 Comprehensive Plan* acknowledges the community’s longstanding efforts to protect and improve the areas around the Capitol (p. E81) and the Zoning Code embodies these efforts in Chapter 27.56 (Capitol Environs District) which includes the Lincoln Mall area.

7. The proposed project appears to meet these goals of improving and protecting the Capitol's setting.
8. The Capitol Environs Commission has discussed the concepts of Lincoln Mall improvements funded by a redevelopment district, but has not had a chance to make a recommendation on this specific proposal. This proposal will be presented to the Commission at its meeting of August 22, 2002 and that body's recommendations, along with Planning Commission's, will be presented to City Council before the Council is asked to take action.

STAFF RECOMMENDATION: Find that the proposed amendment to the Lincoln Center Redevelopment Plan conforms with the Comprehensive Plan.

Prepared by:

Edward F. Zimmer, Ph.D.
Historic Preservation Planner

CITY OF LINCOLN LINCOLN CENTER REDEVELOPMENT PLAN (Revised)

Prepared by:

Lincoln City-Lancaster County Planning Department
Urban Development Department

Approved:

Marc Wullschleger, Director
Urban Development Department

Original--August, 1985

Revised September, 1986

Revised May, 1987

Revised September, 1987

Revised April, 1988

Revised September, 1988

Revised March, 1989

Revised July, 1989

Revised May, 1990

Revised May, 1991

Revised July, 1991

Revised January, 1992

Revised February, 1993

Revised October, 1993

Revised March, 1994

Revised October, 1994

Revised December, 1996

Revised June, 1997

Revised February, 1998

Revised March, 1998

Revised December, 2000

Revised August, 2002

I. CORNHUSKER SQUARE REDEVELOPMENT PROJECT - PHASE II

1. Cornhusker Square Redevelopment Project - Phase II IV-195
2. Statutory Elements IV-196
3. Proposed Cost and Financing of Cornhusker Square
 Redevelopment Project - Phase II IV-204
4. Implementation of Cornhusker Square Redevelopment Project Phase II IV-204

J. THE LINCOLN STAR BUILDINGS REDEVELOPMENT PROJECT

1. Revitalization Project Description IV-208
2. Statutory Elements IV-209
3. Proposed Cost and Financing of Lincoln Star Buildings Project IV-214
4. Implementation Steps IV-215

**K. ENTERTAINMENT CENTER/OLD FEDERAL BUILDING REDEVELOPMENT
PROJECT**

1. Revitalization Project Description IV-219
2. Statutory Elements IV-219
3. Proposed Cost and Financing of Entertainment Center/Old Federal Building IV-224
4. Implementation Steps IV-224

L. LINCOLN MALL REDEVELOPMENT PROJECT

1. Revitalization Project Description
2. Statutory Elements
3. Proposed Cost and Financing of Lincoln Mall
4. Implementation Steps

18. Lincoln City Council Resolution Adopting Redevelopment Plan Amendment (10), Resolution No. A-74603, January 13, 1992.
19. Lincoln City Council Resolution No. A-74583 Amending Apothecary/Ridnour Sub Project CIF Start Date to January 10, 1992.
20. Lincoln City Council Resolution Adopting Redevelopment Plan Amendment (11), Resolution No. A-75257, February 22, 1993.
21. Lincoln City Council Resolution No. A-75784 Amending Cornhusker Redevelopment Project - Phase II, Parking Facility location change, October 25, 1993.
22. Lincoln City Council Resolution Adopting Redevelopment Plan Amendment (12), Resolution No. A-75974, Q, O, P, R/North Haymarket Project/five phases, March 4, 1994.
23. Lincoln City Council Resolution Adopting Redevelopment Plan Amendment (13), Resolution No. A-76438, 12th Street Revitalization Area Project/four phases, October 31, 1994.
24. Lincoln City Council Resolution Adopting Redevelopment Plan Amendment (14), Resolution No. A-77828, Block 55 Redevelopment Project/Phase II, 1996, and The Lincoln Star Buildings Redevelopment Project.
25. Lincoln City Council Resolution A-68489, adopting the Gold's Galleria Redevelopment Plan, and authorizing Finance Director to draft and submit to City Council appropriate ordinances and documents for the authorization of the issuance of community improvement financing bonds to finance necessary and appropriate acquisitions, improvements, and activities as set forth in said Gold's Galleria Redevelopment Plan for the "Phase One - Gold's Galleria Redevelopment Project" area; November 15, 1982.
26. Lincoln City Council Resolution adopting Redevelopment Plan Amendment (15), Resolution No. 78138, Q,O,P,R/North Haymarket Redevelopment Project, Journal Star/Haymarket Square Sub Project - Phase III, June 16, 1997.
27. Lincoln City Council Resolution adopting Redevelopment Plan Amendment (16), Resolution No. 78688, Q, O, P, R/North Haymarket Redevelopment Project, Journal Star/Haymarket Square Sub Project - Phase I, II and III, March 30, 1998.
28. Lincoln City Council Resolution adopting Redevelopment Plan Amendment (17), Resolution No. 80587 adopting Entertainment Center/Old Federal Building Redevelopment Project, December 11, 2000.
29. Lincoln City Council Resolution adopting Redevelopment Plan Amendment (18), Resolution No. Adopting Lincoln Mall Redevelopment Project, August 2002.

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|--------|---|--------|
| IV-110 | Condominium Area Acquisition - Level One - Block 89 | IV-202 |
| IV-111 | Condominium Area Acquisition - Lower Level - Block 89 | IV-203 |
| IV-112 | Project Expenditures | IV-206 |
| IV-113 | Public Funding By Type | IV-207 |

J. THE LINCOLN STAR BUILDINGS REDEVELOPMENT PROJECT

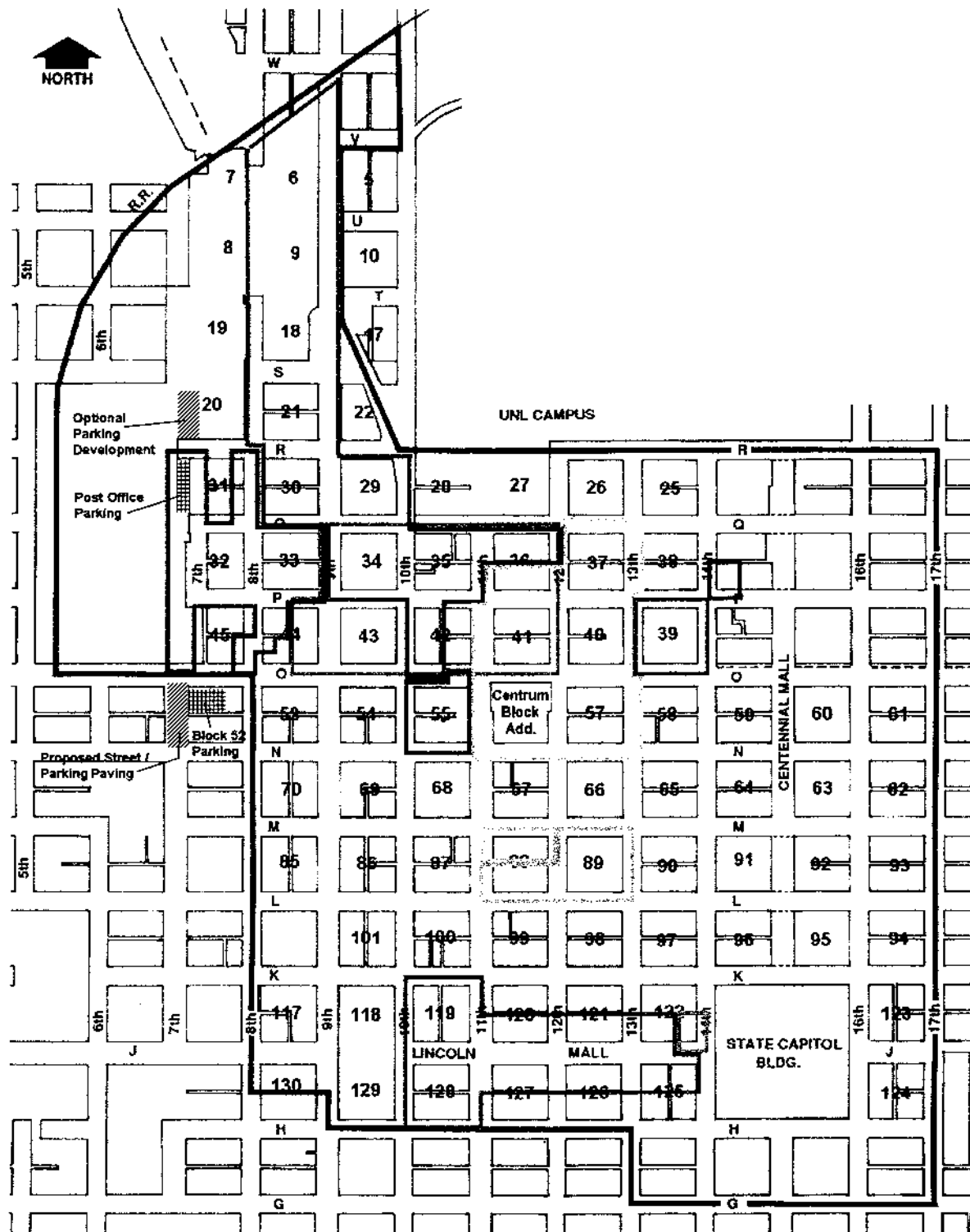
| | | |
|--------|---|--------|
| IV-114 | Existing/Proposed Site Plan | IV-211 |
| IV-115 | Existing Plat and Project Boundary Map | IV-212 |
| IV-116 | Proposed Public Improvements Map | IV-213 |
| IV-117 | Project Public and Private Expenditures | IV-217 |
| IV-118 | Project Community Improvement Financing | IV-218 |

K. ENTERTAINMENT CENTER/OLD FEDERAL BUILDING REDEVELOPMENT PROJECT

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|--------|--|--------|
| IV-119 | Entertainment Center/Old Federal Building Project Area | IV-220 |
| IV-120 | Existing Land Use | IV-221 |
| IV-121 | Proposed Uses - Blocks 41 and 43 | IV-222 |
| IV-122 | Parking Facilities | IV-223 |

L. LINCOLN MALL REDEVELOPMENT PROJECT

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|---------------|---|--|
| <u>IV-123</u> | <u>Existing Plat and Project Area</u> | |
| <u>IV-124</u> | <u>Existing Land Use</u> | |
| <u>IV-125</u> | <u>Proposed Land Use</u> | |
| <u>IV-126</u> | <u>Existing Zoning</u> | |
| <u>IV-127</u> | <u>Capitol Environs District</u> | |



LINCOLN CENTER Redevelopment Plan

III. FUTURE SITUATION

This section of the Lincoln Center Redevelopment Plan examines future conditions within the designated Community Redevelopment Area. The section has been divided into the following eight subsections:

- A. Introduction
- B. Public Improvements
- C. Private Improvements
- D. Building Requirements and Redevelopment Standards
- E. Conformance with Comprehensive Plan
- F. Relationship to Local Objectives
- G. Procedure for Changes in the Approved Redevelopment Plan
- H. Removal of Blighting Influences and Substandard Conditions

A. Introduction

The Lincoln Center Redevelopment Area is anticipated to function as the dominant mixed-use/multi-use center and key focal point of business, social, and cultural and entertainment activity in the Lincoln urban area. A large variety of activities would be appropriate within the district, including retail, office, child care, commercial services, hotel and motel, arts and entertainment, special events/festivals, museums, institutions, long- and short-term parking spaces, and housing. Revitalizing the district will require a wide variety of individual projects and improvements involving both the public and private sectors. The future of the area will depend on a number of key factors, including:

- the availability of entrepreneurs to undertake real estate development ventures both in the field of new construction and restoration of existing structures;
- the availability of existing vacant or underutilized structures and sites provides the area with a significant opportunity for redevelopment or rehabilitation projects;
- the City's ability to use the land assembly provisions and Community Improvement Financing under the State Community Development Law, Parking Revenue Bond State Statutes, and special assessment district financing will be instrumental in the revitalization of the Community Development Area;
- concentration of retail in a mixed-use district between 11th to 14th Streets along "O" Street to establish a strong and central retail core;
- the vision of a revitalized downtown which is a specialty retail, cultural, and entertainment core/destination together with office, housing and parking, and is rich with pedestrian activity;
- the retention and enhancement of the downtown /Capitol Environs architectural character: canopies, street level windows, materials and color, building entrance locations and building size;

The redevelopment projects are to generate additional development in the remainder of the Community Redevelopment Area and support the Lied Center. Projects such as these can establish a whole new image for the downtown. They will generate a feeling that downtown is expanding and becoming a dynamic regional mixed-use center. It is anticipated that the project will touch off a chain reaction of other developments which will continue to revitalize the area.

The final details of the 12th Street Revitalization Area Project will be known at the time of the execution of appropriate public improvement contracts and Redevelopment/Disposition and/or other Agreements. The project, and later sub projects will complement and support the UNL Lied Performing Arts Center and better tie the campus with the downtown. This plan can be and is expected to be amended to deal with the projects as details become available.

D. Building Requirements and Redevelopment Standards

The redevelopment of the Community Redevelopment Area should generally achieve the following requirements and standards:

1. General Environment

Intensify and strengthen Lincoln's central business district as a focal point for regional development.

Provide for compact and interrelated development in order to increase the amount and variety of activity in the core while increasing pedestrian convenience and visual interest.

Provide for expansion and new development of office, commercial, residential, retail, child care, and related service activities which will complement the existing activities in use, scale, and quality of materials and service. The University intends to retain and develop as open space property located on the north side of "Q" from 12th to 13th Streets.

Encourage rehabilitation/renovation of existing structures through the Community Redevelopment Area.

Improve the attractiveness and convenience of the downtown environment through development of conflict-free pedestrian connections between all major and secondary facilities, employment concentrations, and major parking areas.

Provide an environment which emphasizes pedestrian conveniences, visual and performing arts, amenities, needs, and desires, and which minimize automobile-pedestrian conflicts.

Encourage development enhancing the character and maintaining the vitality of the Capitol Environs district.

Assure that plaza, pedestrianway, lighting, signs, and communication devices are oriented to the human scale. A signage program should provide information on street and second level pedestrian/skywalk system interconnection with buildings, elevator locations, parking lots and hours of access to entrances and exits. Lighting should include exciting "directional" lighting directing pedestrians to entertainment and other focal points.

2. Pedestrianways, Open Spaces, and Plazas

Provide a comprehensive pedestrian circulation system to facilitate the movement of pedestrians to and within the major development activities within the core area, and to facilitate this movement between the major generators of pedestrian traffic and nearby parking facilities.

Provide a pedestrian system which will connect existing buildings that are to remain in the area with proposed new development.

Assure that design treatment and development of pedestrianways will unify the appearance of both existing and new buildings. A variety of pedestrian facilities are possible, including open and enclosed malls, galleries, open spaces, plazas, and widened gathering place sidewalk areas. These should be skillfully combined to create a highly diversified and exciting pedestrian environment and integrated with others such as the Lied Courtyard from 12th to 13th on Q Street and the Lincoln Mall from 10th to 14th Street.

Provide for development of an appropriate "second level pedestrian/skyway system" consisting of a series of elevated walkways and bridges with grade level vertical access, linking important activity centers within the core area. Skywalks are intended to provide direct, convenient, weather-projected connections for both downtown patrons/visitors and employees.

3. Building Heights and Massing

Provide for the massing of buildings and related open spaces in order to create a distinct and interesting area with internal focal points of identification and orientation for pedestrians.

Provide a maximum floor area ratio in accordance with applicable zoning district regulations in the redevelopment project area.

4. Use of Public Right-of-Way

Where appropriate, encourage development to utilize portions of the existing right-of-way and/or the air rights over the right-of-way. Use of air rights is encouraged.

- Diversity of ownership
- Other environmental and blighting factors.

Consultants further identified the following substandard factors in the 18 1/2 block expanded area:

- Strong Presence of Factors --
 - Dilapidated/deterioration.
 - Age or obsolescence.
 - Existence of conditions which endanger life or property by fire or other causes.
- Reasonable Presence of Factors --
 - Inadequate provision for ventilation, light, air, sanitation, or open spaces.

The following describes the tasks that will be undertaken to remove blight and substandard conditions from: (A) the Q, O, P, R/North Haymarket Redevelopment Project area; (B) the 12th Street Revitalization Area Project; (C) Block 55 Redevelopment Project - Gold's Galleria/Block Balance Sub Project - Phase II; (D) the Haymarket Area Redevelopment Project, (E) the University Square Redevelopment Project, (F) Eagles/Runza Redevelopment Project, (G) Ambassador/President Redevelopment Project, (H) Lincoln Center Public Improvements Project, (I) Cornhusker Square Redevelopment Project - Phase II, (J) The Lincoln Star Buildings Redevelopment Project, (K) Entertainment Center/Old Federal Building Redevelopment Project, (L) Lincoln Mall Redevelopment Project, and the Balance of the Redevelopment Area.

The project will remove blighting and substandard conditions through the following means:

- Acquisition necessary or incidental to the clearance, development or redevelopment in Block 41 or 43;
- Sale and renovation of the City's historically significant Old Federal Building;
- Demolition or removal of several vacant, underutilized and/or deteriorated structures on Block 41;
- Construction of a 160,000 square foot two story entertainment center on Block 41.

The Lincoln Mall Redevelopment Project

The Lincoln Mall Redevelopment Project incorporates portions of or all of eight City blocks adjacent to Lincoln Mall from 10th to 14th Streets. The purpose of this project is to provide amenities, such as sidewalks, utilities, curbs, plantings, street furniture, street lights and transit improvements to enhance Lincoln Mall.

The project will provide streetscape amenities that will enhance the attractiveness and vitality of Lincoln Mall and nearby neighborhoods. These improvements will promote continued office development in this corridor and will provide neighborhood residents with improved access to Lincoln Mall.

Balance of the Community Redevelopment Area

The remaining 94 blocks of the redevelopment area reflect the finding of the blight factors noted above. It should be noted that the balance of the redevelopment area includes other redevelopments such as Cornhusker Square.

- Speed implementation of the proposed (Block 35, Centerstone and 12th Street Revitalization Area) Projects which will provide numerous spin-off incentives for redevelopment of the balance of the area and reverse the downward trend in downtown retail activity.
- Seek stricter enforcement of applicable building codes in the redevelopment area when such enforcement could reasonably arrest the further deterioration of structures and site improvements in the area.
- Limit/prohibit the further subdivision of lots in the area so as to restrict the diversity of property ownership that currently inhibits the consolidation of lots into sizes better suited for a downtown setting.
- Amend the present City Zoning Ordinance to provide for a minimum lot size for all activities in B-4 zoning.
- Provide a City-designated liaison between potential developers and City departments to speed review and approval of redevelopment proposals in the area.
- Use Community Development Block Grant (CDBG) funds for appropriate public improvements in the area.

IV. LINCOLN CENTER COMMUNITY REDEVELOPMENT AREA REVITALIZATION

This section of the Lincoln Center Redevelopment Plan discusses projects for redeveloping and revitalizing the designated blighted and substandard areas.

- A. Q, O, P, R/NORTH HAYMARKET REDEVELOPMENT PROJECT
- B. 12TH STREET REVITALIZATION AREA PROJECT
- C. BLOCK 55 REDEVELOPMENT PROJECT
- D. HAYMARKET AREA REDEVELOPMENT PROJECT
- E. UNIVERSITY SQUARE PROJECT
- F. EAGLES/RUNZA REDEVELOPMENT PROJECT
- G. AMBASSADOR/PRESIDENT REDEVELOPMENT PROJECT
- H. LINCOLN CENTER PUBLIC IMPROVEMENT PROJECTS
- I. CORNHUSKER SQUARE REDEVELOPMENT PROJECT - PHASE II
- J. THE LINCOLN STAR BUILDINGS REDEVELOPMENT PROJECT
- K. ENTERTAINMENT CENTER/OLD FEDERAL BUILDING REDEVELOPMENT PROJECT
- L. LINCOLN MALL REDEVELOPMENT PROJECT

This section shall, for each project, cover the following four subsections:

- 1. Revitalization Project Description
- 2. Statutory Elements
- 3. Proposed Cost and Financing
- 4. Implementation Steps

A. Q, O, P, R/NORTH HAYMARKET REDEVELOPMENT PROJECT

This downtown project of the revitalization/redevelopment process for Lincoln Center will cover a 11- to 12-block area of the Lincoln Center Redevelopment Plan. The area will involve redevelopment/revitalization of all or a portion of Blocks 6, 9, 18, 21, 22, 29, 30, 34, 35, 36, and 42, Original Plat, and Blocks 10, 11, and 14, North Lincoln Addition as indicated in Exhibit IV-1. The redevelopment/revitalization of portions of this 11- to 12-block area will require a combination of public and private resources detailed in this section.

The primary goals of the redevelopment program are to maintain the considerable public investment that exists in the area and to provide: (a) incentives which make it attractive for businesses to locate and remain in downtown Lincoln, and (b) entrepreneurs the opportunity to undertake real estate development ventures both in substantial reconstruction and restoration of existing buildings. Areas such as downtown are not able to provide comparable investment opportunities with undeveloped areas. Without public support, revitalization/redevelopment will not occur.

This Q, O, P, R/North Haymarket Redevelopment Project incorporates several new and existing activity phases (See Exhibit IV-1) necessary and essential to the revitalization/redevelopment and preservation of the overall downtown Lincoln Center area.

Attachment A

L. LINCOLN MALL REDEVELOPMENT PROJECT

1. Revitalization Project Description

The Lincoln Mall Redevelopment Project incorporates portions of or all of eight city blocks adjacent to the Lincoln Mall from 10th to 14th Streets. Specifically, it includes all of Block 119, then south ½ of Blocks 120 & 121; the southwest quarter of Block 122 and the north ½ of Blocks 125, 126, 127 and 128, all in the original plat of the City of Lincoln. (See Exhibit IV-123).

The existing land uses in the Lincoln Mall Redevelopment Project area consist of office, surface parking, residential and service retail. Exhibit IV-124 identifies existing land use within the project area.

The goals of this redevelopment project are to provide amenities on Lincoln Mall and in the street right of way serving Block 119. The amenities would include sidewalks, utilities, curbs, plantings, street furniture and transit improvements.

The goals of this redevelopment project are to provide amenities on Lincoln Mall and in the street right of way serving Block 119 and to support the distinctive architectural character of the Capitol Environs district. The amenities included in the project area are sidewalks, utilities, curbs, plantings, street furniture, public transit improvements and improved safety features. These improvements correspond to several of the downtown redevelopment goals identified in Section III. The redevelopment project addresses these goals in the following ways:

- Encourages private development in the project area that supports and enhances the architectural character of both the Capitol Environs district and Capitol view corridor.
- Strengthens linkages between two key functional areas: State Capitol and the County-City Building.
- Provides an attractive, pedestrian-friendly environment that will encourage businesses to locate and remain in Downtown.
- Increases the level of security and safety by improving lighting, installing police call boxes and increasing night time surveillance in the project area.
- Enhances the area's pedestrian-friendly, street level orientation through improved sidewalks, street furnishings and other streetscape amenities.
- Integrates streetscape and landscape improvements in the project area with existing cultural landmarks (State Capitol, Lincoln statues).
- Improves vehicular circulation through new public transit shelters in the project area.

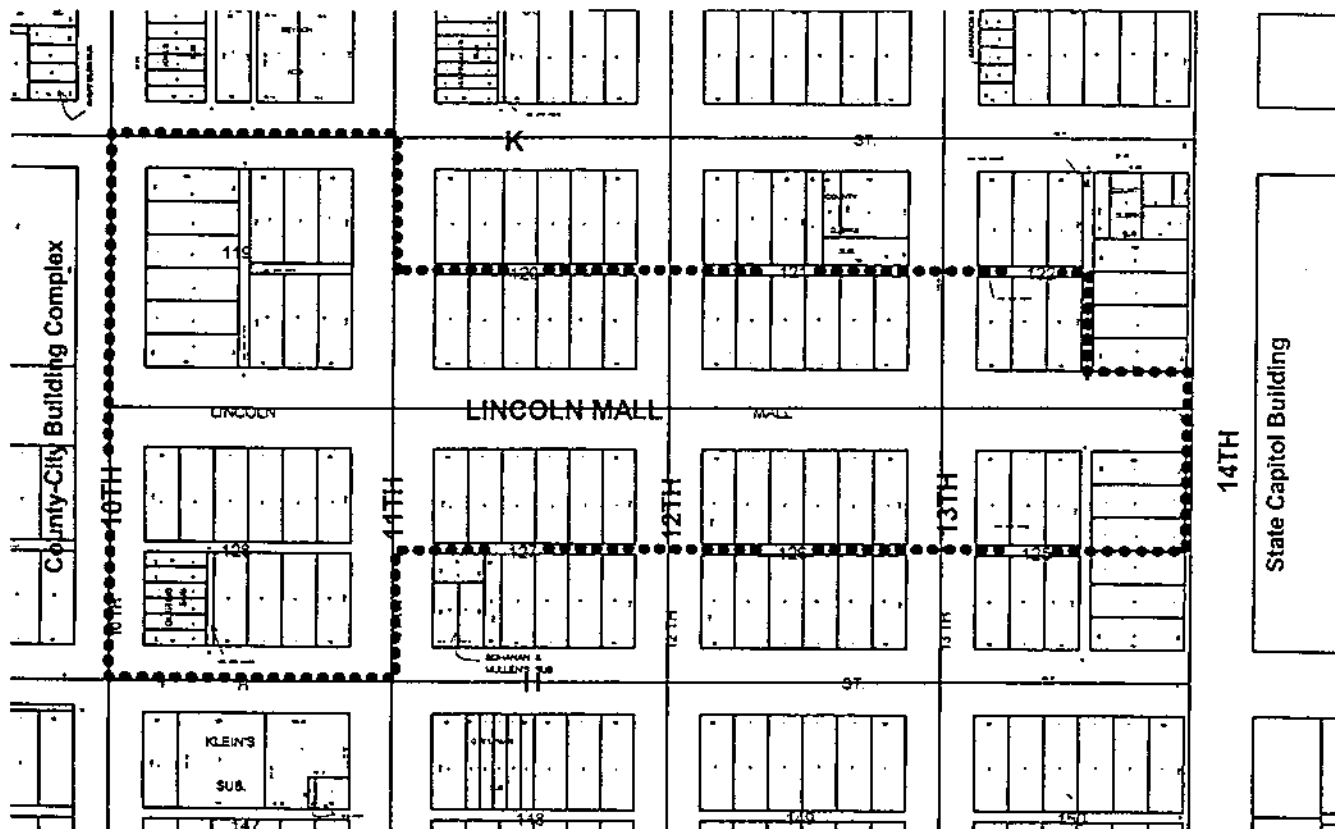


Exhibit IV- 123
Existing Plat and Project Area

..... Project Area -- Lincoln Mall

LINCOLN CENTER Redevelopment Plan



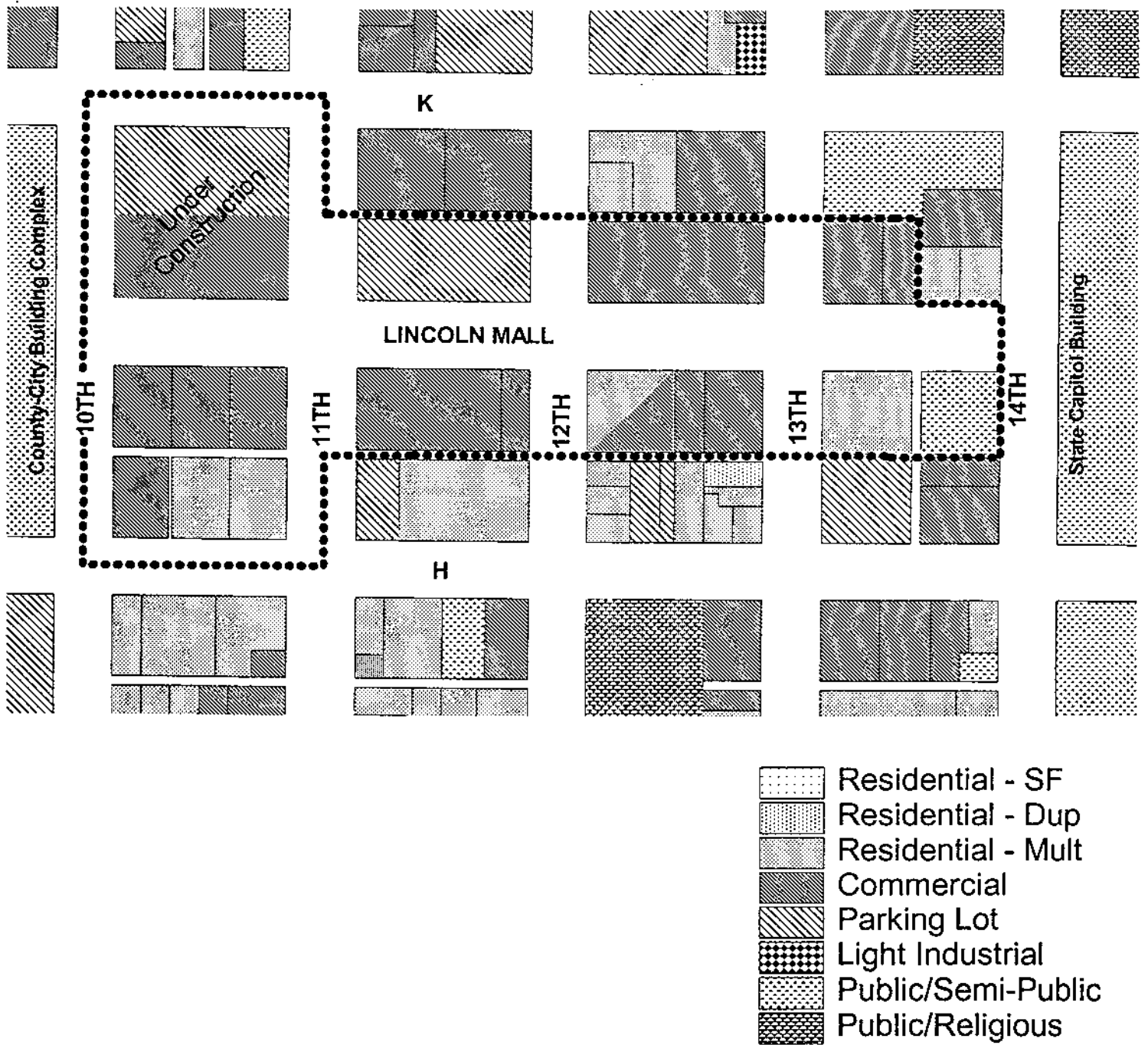


Exhibit IV- 124
Existing Land Use

..... Project Area -- Lincoln Mall

LINCOLN CENTER Redevelopment Plan



2. Statutory elements

(A) Property Acquisition Relocation Demolition and Disposal

No property acquisition relocation demolition or dispersal is anticipated as part of this redevelopment project.

(B) Population density

A total of 137 dwelling units exist in the redevelopment project area. These consist of 72 units in the Skypark Manor at 13th and Lincoln Mall and 65 units in the Century House at 12th and Lincoln Mall. All of these units will remain after implementation of the redevelopment agreement.

(C) Land Coverage and Building Density

The land coverage and building density will not be impacted by the redevelopment project. All existing buildings in the project area will remain upon completion of the project. The proposed uses are all shown on Exhibit IV-125.

(D) Traffic Flow, Street Layout and Street Grades

The existing street system within the project area will remain unchanged as a result of implementation of this project. Pedestrian amenities will be constructed on the right of way throughout the project area including in the median of Lincoln Mall from 10th to 14th Streets. New public transit shelters are planned to enhance traffic flow and user convenience in the project area.

(E) Parking

The project area contains surface parking on portions of Blocks 119, 120, 121 and covered parking for residents of Skypark Manor. Other nearby parking facilities that serve the area include the Carriage Park Garage (710 spaces) and the Cornhusker Square garage (405 spaces).

(F) Zoning, Building Codes and Ordinances

The project area is zoned O-1, with the exception of the northeast quarter of Block 119, which is zoned B-4 (See Exhibit IV-126). The entire area is located within the Capitol Environs Overlay Zoning District. Zoning will remain unchanged as a result of this project (See Exhibit IV-127). The Uniform building code for the abatement of dangerous buildings, the Uniform Building Code and their specific City amendments will properly protect the health, safety and welfare of the people. At this time, there are no contemplated changes in the City zoning laws or building codes to implement this project.

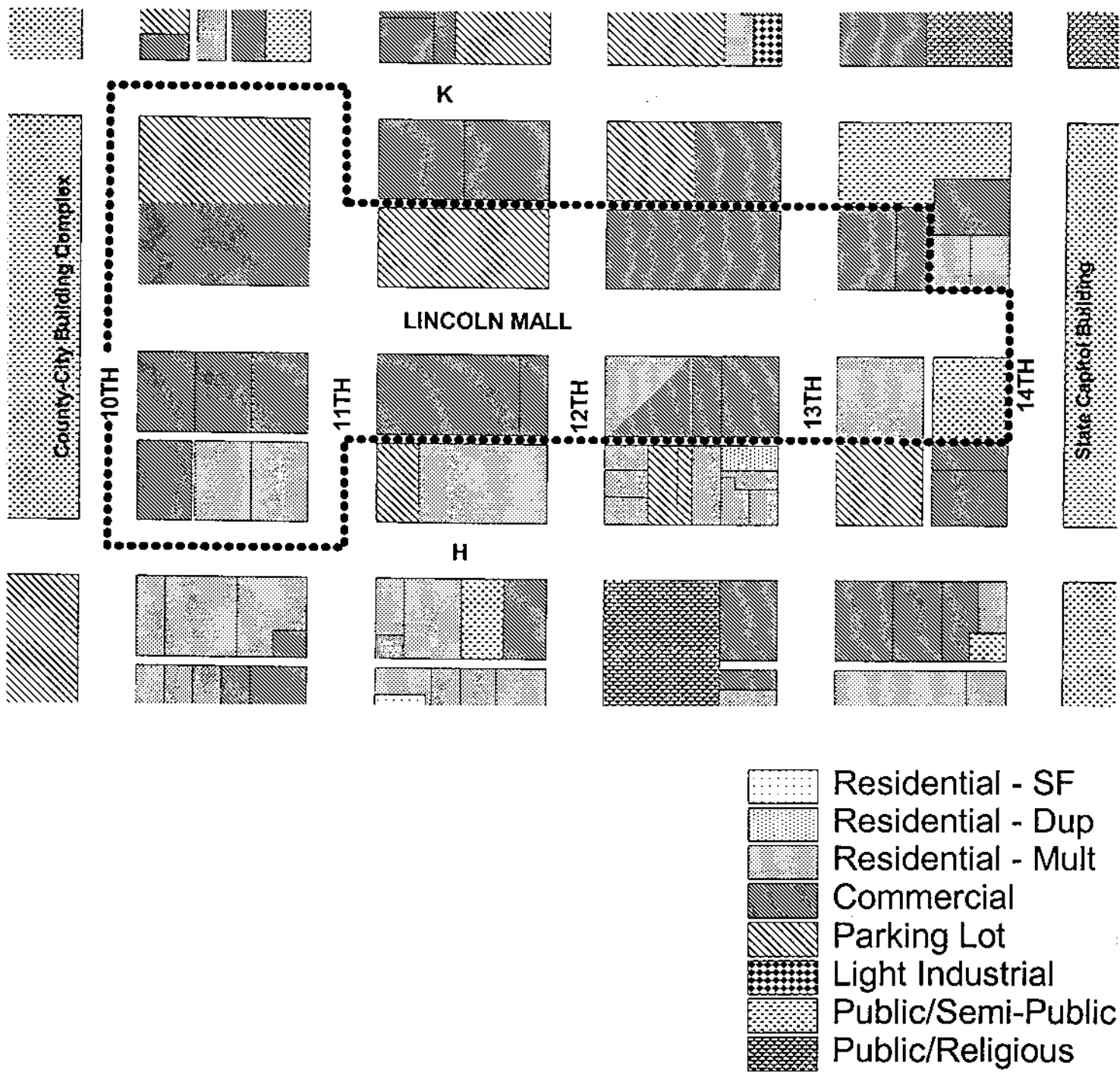


Exhibit IV- 125
Proposed Land Use

..... Project Area -- Lincoln Mall

LINCOLN CENTER Redevelopment Plan



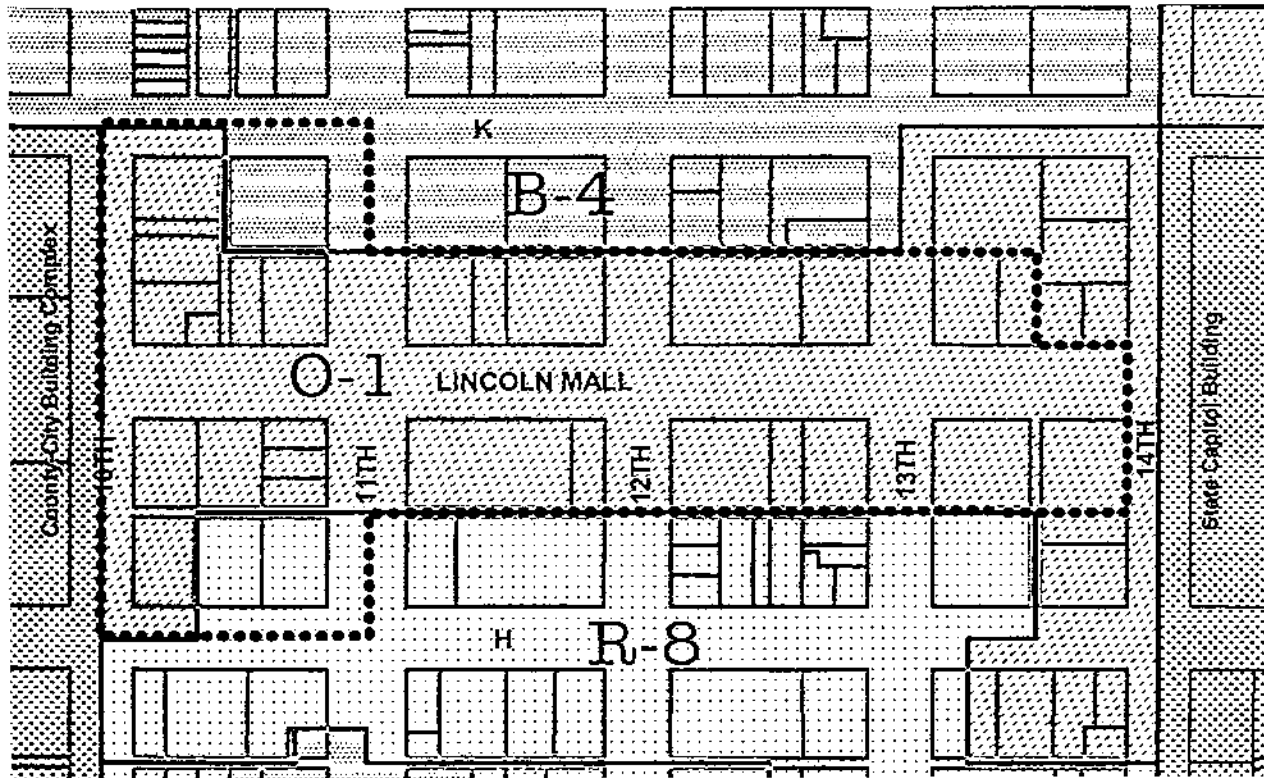


Exhibit IV- 126 Existing Zoning

..... Project Area -- Lincoln Mall

- ☐ Property Ownership
- Existing Zoning
- ☒ Business
- ☒ Office
- ☒ Public
- ☒ Residential

LINCOLN CENTER Redevelopment Plan



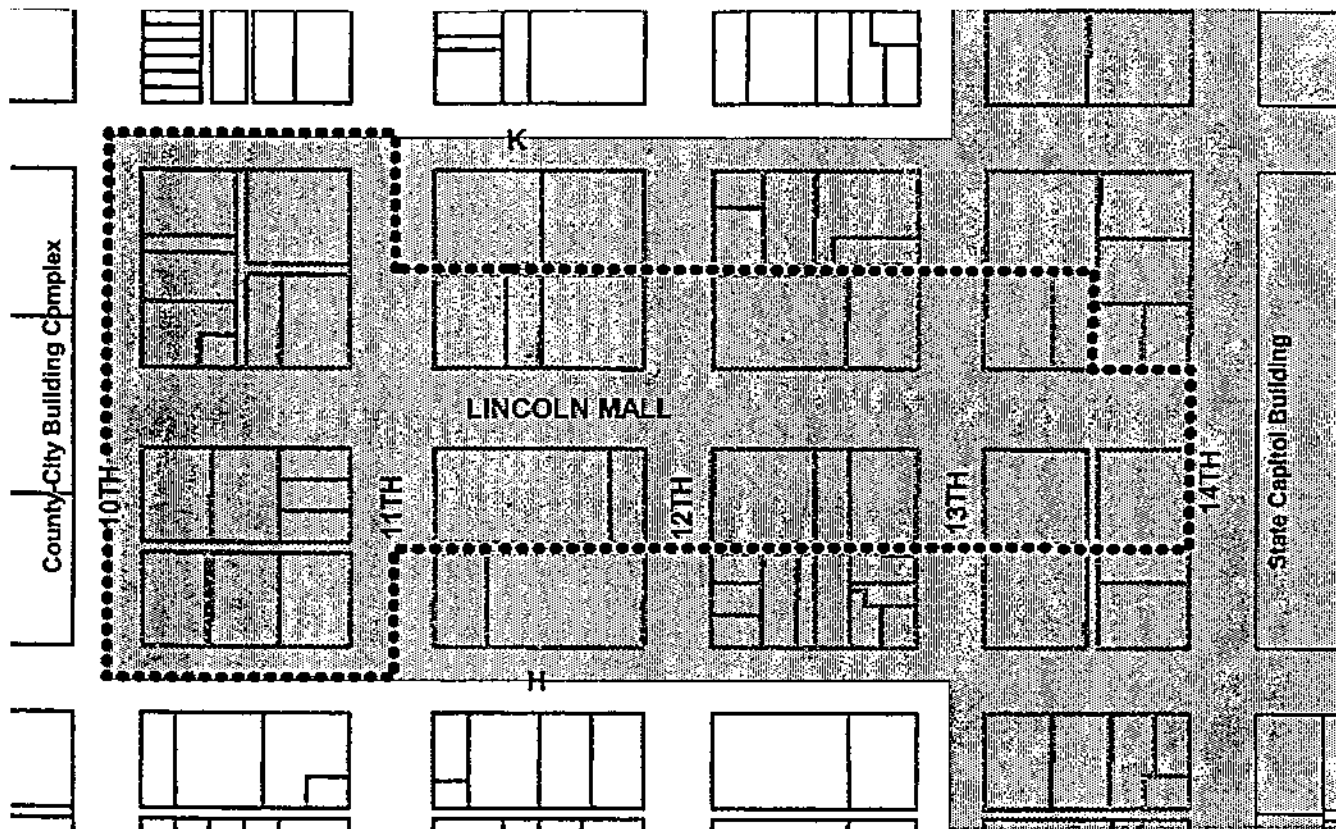


Exhibit IV- 127
Capitol Environs District

..... Project Area -- Lincoln Mall

LINCOLN CENTER Redevelopment Plan



(G) Public Infrastructure

New curbs, sidewalks, lighting, police call boxes, public transit shelters, plant material, street furniture and other streetscape improvements are anticipated throughout the four block span of Lincoln Mall and around Block 119 as a result of the implementation of this project.

3. Proposed Costs and Financing

The estimated cost of the Lincoln Mall Redevelopment Project is \$900,000. These funds will be used for the following public improvements, which could include the following:

- Public transit shelters
- Sidewalk construction
- Street curbs
- Street lighting
- Public call boxes
- Landscaping improvements
- Irrigation
- Street furniture and other amenities

The source of public funds for these improvements will be community improvement financing generated from the private development within the project area. Community investment financing is estimated to be \$900,000.

4. Implementation Steps

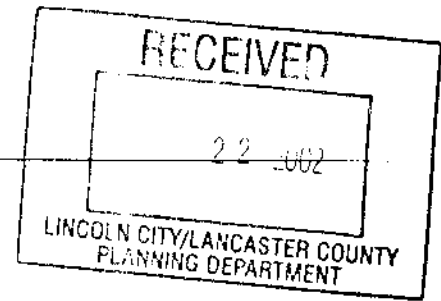
Under Nebraska Community Development Law, the first step in the redeveloping an area is for the City to declare the area blighted and substandard and in need of redevelopment / revitalization. The Lincoln City Council completed this first step by declaring the Downtown Area blighted on October 22, 1984, and affirmed by resolution on October 19, 1987, the area as "blighted and substandard." The City Council determined that private enterprise could not redevelop this area without the assistance provided by the Community Development Law (see Blight Resolutions, Appendix 1 and Appendix 9).

Implementation steps for the Lincoln Mall Redevelopment Project:


- Negotiate redevelopment agreements with developer of Block 119
- Issue and sell Community Improvement Financing bonds or notes
- Select architects and engineers pursuant to city standard practice to design streetscape improvements

- Approve the streetscape improvement design.
- Competitively select primary contractor to construct public improvements
- Construction of public facilities and improvements

M e m o r a n d u m



To: Ed Zimmer, Planning

From:  Dennis Bartels, Public Works and Utilities

Subject: Lincoln Center Redevelopment Plan

Date: July 22, 2002

cc: Roger Figard
Randy Hoskins
Virendra Singh
Jim Visger

The proposal to add the Lincoln Mall area to the Lincoln Center Redevelopment Plan is satisfactory to Engineering Services.

INTER-DEPARTMENTAL MEMORANDUM

DATE: 7-11-02

TO: County Health Department
~~Larry Worrell, County Engineering~~
~~Rodger Harris, Building and Safety~~
Dennis Bartels, Public Works & Utilities
Ray Hill, Planning Department
Mark Canney, Parks and Recreation Dept.
Sharon Theobald L.E.S.

FROM: ED Zimmer, Planning Department.

SUBJECT: Application No. CPC 02004 Review

Please find attached a request for _____

Please review this application and return your comments to me by 7-21-02

If you have any questions, please feel free to contact me.

Please note the only comments/concerns by Lincoln Electric System is as follows:

Relocation/Adjustments to existing facilities will be at the City's/Developer's expense.

Sharon Theobald
7-23-02